047.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,100 / 780,100
					USE VALUE:	780,100 / 780,100
					ASSESSED:	780,100 / 780,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		WEBCOWET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCARRICK CLAIRE K
Owner 2:	
Owner 3:	
Street 1:	5 WEBCOWET RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,581 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Wood Shingle Exterior and 1648 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6581.000	335,600		444,500	780,100
Total Card	0.151	335,600		444,500	780,100
Total Parcel	0.151	335,600		444,500	780,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.36 | /Parcel: 473.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 33261
GIS Ref:
GIS Ref:
Insp Date: 10/31/18

PREVIOUS ASSESSMENT

Parcel ID: 047.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	335,600	0	6,581.	444,500	780,100	780,100	Year End Roll	12/18/2019
2019	101	FV	255,700	0	6,581.	472,300	728,000	728,000	Year End Roll	1/3/2019
2018	101	FV	255,700	0	6,581.	344,500	600,200	600,200	Year End Roll	12/20/2017
2017	101	FV	255,700	0	6,581.	300,100	555,800	555,800	Year End Roll	1/3/2017
2016	101	FV	255,700	0	6,581.	255,600	511,300	511,300	Year End	1/4/2016
2015	101	FV	245,700	0	6,581.	250,100	495,800	495,800	Year End Roll	12/11/2014
2014	101	FV	245,700	0	6,581.	205,600	451,300	451,300	Year End Roll	12/16/2013
2013	101	FV	245,700	0	6,581.	195,600	441,300	441,300		12/13/2012

!3981!

PRINT

Date	Time
12/10/20	19:05:26

LAST REV

Date	Time
07/21/20	14:19:12
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3981

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7280-550		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	33261
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2020	OWNR INFO	MM	Mary M
10/31/2018	MEAS&NOTICE	HS	Hanne S
4/14/2009	Measured	197	PATRIOT
3/21/2000	Inspected	263	PATRIOT
2/29/2000	Measured	270	PATRIOT
2/15/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6581		Sq. Ft.	Site		0	80.	0.84	1			Heavy T	-10					444,549						444,500	

Total AC/HA: 0.15108 | Total SF/SM: 6581 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 444,549 | Spl Credit | Total: 444,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YLLW/BRK R		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28713584
Const Adj.:	0.99732518
Adj $ / SQ:	173.299
Other Features:	86000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486391
Depreciation:	150781
Depreciated Total:	335610

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

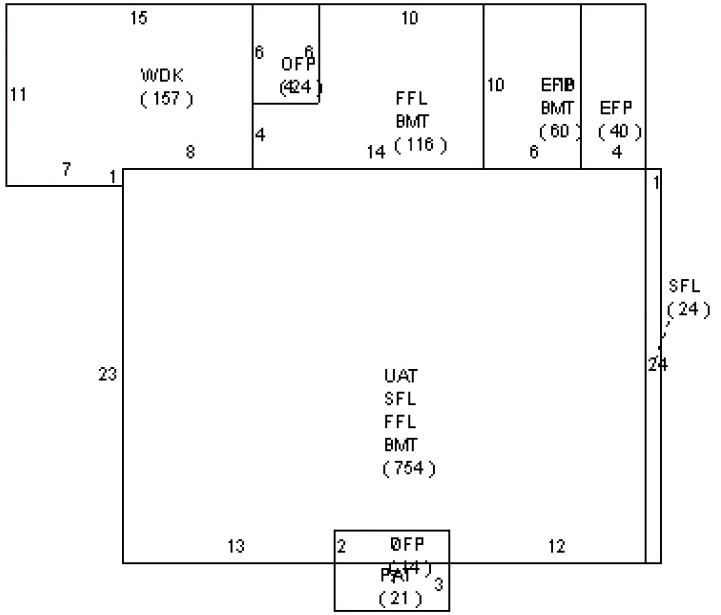
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	190.63
Special Features:	0	Val/Su Net:	108.86
Final Total:	335600	Val/Su SzAd	203.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	930	51.990	48,350
FFL	First Floor	870	173.300	150,770
SFL	Second Floor	778	173.300	134,826
UAT	Upper Attic	189	69.320	13,067
WDK	Deck	157	12.340	1,937
EFP	Enclos Porch	100	54.300	5,430
OFP	Open Porch	38	43.880	1,668
PAT	Patio	21	5.980	126
	Net Sketched Area:	3,083	Total:	356,174

Size Ad	1648	Gross Are	3648	FinArea	1648

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

047.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc